

City of Fort Lauderdale Planning and Zoning Board STAFF REPORT

Case # 74-R-05

November 16, 2005

Request:

Site Plan Level III Review / Yard Modifications / Waterway Use

The applicant proposes to construct a five-story development of eight (8) multifamily units on Medium-High Residential land use and RMM-25 zoning. This project requires Yard Modification (Section 47-23.11) and Waterway Use (Section 47-23.8) approval.

Applicant	Peter Sordjan / One Condos	
General Location	North of Las Olas Boulevard on southwest corner of Isle of Venice	
Property Size	18,857 SF / .4329 Acres	
Zoning	Residential Mid Rise Multifamily District (RMM-25)	
Existing Use	1 two-story apartment building, and 2 three-story apartment buildings (a total of seventeen (17) residential units exist on site)	
Future Land Use Designation	Medium-High Residential	
Applicable ULDR Sections	47-23.8 Waterway Use 47-23.11 Yard Modifications 47-25.2 Adequacy Requirements 47-25.3 Neighborhood Compatibility Requirements	
Setbacks/Yards	Required	Proposed
	Front (east)	1/2 height of bldg. = 27'
	Rear (west)	1/2 height of bldg. = 27'
	Side (south)	1/2 height of bldg. = 27'
	Side (north)	1/2 height of bldg. = 27'
Lot Density	10 units max	8
Lot Size	5,000 min	18,857 SF
Lot Width	50' min	160'
Building Height	55' max	54'
Structure Length	200' max	103' 10"
Floor Area	400 SF / unit	2,754 to 2,822 SF / unit
VUA Landscaping	485 SF min	650 SF
Landscaping Lot Coverage	6,600 SF min	6,601 SF
Open Space	NA	NA
Parking	17	17
Notification Requirements	Sign Notice 15 days prior to meeting	
Action Required	Approve, Approve with conditions, or Deny	
	Name and Title	Initials
Project Planner	Jenni Morejon, Planner III (contact: James Cromar)	
Approved By	Greg Brewton, Acting Planning and Zoning Deputy Director	
Authorized By	Marc LaFerrier, AICP, Planning and Zoning Director	

Property/Project Description:

The applicant proposes a project consisting of eight (8) multifamily residential units, located on the Isle of Venice, north of Las Olas Boulevard. The development site is bounded on the south and west by navigable waterways, namely the Rio De Las Olas and Rio Grande canals. A note on the site plan states that no live-aboards will be allowed at this site and that the proposed docks are restricted to use by upland owners only.

According to the architect, the five-story building is contemporary in style and will be constructed out of concrete and stuccoed masonry, with glass and horizontal railings. The ground level will have parking, the entry lobby, and all required mechanical systems, as well as a small cabana space, which is part of

one of the second level units. The upper four levels will house two units per floor and the two penthouse units will have private access to individual open rooftop terraces.

Yard Modifications:

The applicant has requested the Planning and Zoning Board approve a yard modification to allow a pool, two spas, and concrete walls to exist within the twenty-foot (20') landscaped yard as required by Section 47-23.8, *Waterway Use*. In Section 47-23.11.A.4.b, it is stated that a yard modification may be granted provided the proposed development does not cast a shadow on the vernal equinox exceeding 50% of the abutting waterway, and that the intent and spirit of the dimensional regulations relating to air, light, and shadows is maintained.

The applicant has provided a shadow study, attached to the site plans as sheet A10, which indicates that the proposed five-story building will shade 29.25% of the waterway extending from the property lines at 9:00 AM on March 21st.

Waterway Use:

Pursuant to ULDR Section 47-23.8, *Waterway Use*, developments abutting waterways shall be designed to preserve the character of the neighborhood in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways. The applicant has provided a narrative, attached as **Exhibit 1**, addressing how they feel their proposal meets these criteria. This section also requires a twenty-foot (20') landscaped yard adjacent to the existing bulkhead line. As stated above, the proposed project will require a yard modification to allow two spas, a pool, and concrete walls, which screen the pool's mechanical equipment. In addition, developments abutting waterways must meet the requirements of Section 47-25.3, *Neighborhood Compatibility, Scale, Bulk and Mass*.

Adequacy and Neighborhood Compatibility:

The applicant has submitted narratives regarding how this proposal complies with Section 47-25.3, *Adequacy Requirements*, and Section 47-25.3, *Neighborhood Compatibility Requirements*, attached as **Exhibit 2** and **Exhibit 3**, respectively.

The Isle of Venice has a wide variety of multifamily developments, ranging from one to five stories in height. However, the predominant and historical development pattern maintains building heights of one and two stories. Developments along this isle also typically provide internal courtyards or other openings between structures, allowing vistas and views to abutting waterways. This smaller scale pattern not only compliments the scenic nature of the rivers and canals, but also provides the neighborhood character that defines the isles north of Las Olas Boulevard.

While some larger developments (four and five stories) have been granted approval in the past, these are primarily limited to parcels that are located on the interior of the isles. The location of the proposed development is critical; it is one of the four corner properties surrounded by water on two sides within the RMM-25 zoning district that makes up Nurmi Isle and the Isle of Venice. These four properties are the gateways to the isles and are the most visible to pedestrians and motorists traveling east and west on Las Olas Boulevard. As the applicant's aerial photo illustrates, two and three-story buildings currently exist on these corner properties. If this proposal were to be approved, the continuous pattern of two and three-story development along Las Olas Boulevard would be eliminated and the character of the isles would be drastically changed.

Parking and Circulation:

As per Section 47-20, *Parking and Loading Requirements*, 2.1 parking spaces per unit or seventeen (17) parking spaces total, are required for the proposed use. According to the applicant's narrative, the existing back-out parking along the entire front yard of the property will be removed and replaced by landscaping and new sidewalks. All resident parking will be concealed under the proposed building. Spandrel glass and curved architectural walls have been incorporated into the south façade to screen the ground floor parking.

Comprehensive Plan Consistency:

The proposed development is consistent with the City's Comprehensive Plan in that the residential use and density proposed are allowed in the Medium High Residential land use category.

Prior Reviews:

The Development Review Committee reviewed this proposal on May 24, 2005 and all comments that were provided to the applicant have been adequately addressed in order to for this project to proceed to the Planning and Zoning Board for review.

Staff Findings:

In review of the proposed development plans and supporting narratives, staff finds that this proposal does not meet the requirements of the ULDR, specifically Sections 47-23.8, *Waterway Use*, and Section 47-25.3, *Neighborhood Compatibility*.

Conditions of Approval:

Should this proposal be approved, staff proposes that the plans receive final sign-off from Jamie Hart, City Docks Supervisor, prior to obtaining a building permit.

Planning & Zoning Board Review Options:

If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for site plan level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the site plan level III permit.

If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.